

St. Petersburg City Council  
Meeting of November 30, 2023  
Consent Agenda

To: The Honorable Brandi Gabbard, Chair and Members of City Council

Subject: Approving disbursement of up to \$1,008,000 from the Capital Repair, Renewal and Replacement Sinking Fund Account for Tropicana Field Capital Projects; approving a supplemental appropriation in the amount of \$1,008,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY24 Improvements Project (TBD); and providing an effective date.

BACKGROUND: Section 5.01 of the Use Agreement with the Tampa Bay Rays (the “Team” or “Club”) established an escrowed sinking fund called the Capital Repair, Renewal and Replacement Sinking Fund Account (the “Capital Account”). This Capital Account is funded by naming rights revenue and ticket fees. The Use Agreement specifies that this Capital Account is to be used by the Team in making capital repairs, renewals, and replacements to Tropicana Field. The Use Agreement further requires that the Team consult with and receive approval from the City regarding expenditures from the Capital Account.

The Club is requesting reimbursement for a series of repair projects at Tropicana Field:

ADA Improvements (Enhance ADA access to left field Ledge area)	\$325,000
Exterior Areas Repairs (primarily repairs to sidewalks)	\$100,000
Roof & Roof Liner Repairs (includes repairs to the Cupola, and Interior roof liner)	\$200,000
HVAC Repairs (replace AC units in the press dining and family waiting areas)	\$140,000
Interior Areas Repairs (includes flooring outside Rays Club/gate 1 and vinyl covering for outfield wall pads)	\$195,000
Contingency (5% of project budget)	\$48,000

Total cost for the above items with a contingency is \$1,008,000. City administration has reviewed these items and concurs with the Club that they meet the requirements established for use of the Capital Account.

RECOMMENDATION: City Administration recommends approval of the attached Resolution approving disbursement of up to \$1,008,000 from the Capital Repair, Renewal and Replacement Sinking Fund Account for Tropicana Field Capital Projects; approving a supplemental appropriation in the amount of \$1,008,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY24 Improvements Project (TBD); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after the approval of a supplemental appropriation in the amount of \$1,008,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY24 Improvements Project (TBD). The Tropicana Field Capital Projects Fund has a current unobligated fund balance of approximately \$1,280,000.

Approvals:

  
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City Development Administration

  
\_\_\_\_\_  
Budget

RESOLUTION NO. \_\_\_\_

A RESOLUTION APPROVING DISBURSEMENT OF UP TO \$1,008,000 FROM THE TROPICANA FIELD CAPITAL REPAIR, RENEWAL AND REPLACEMENT SINKING FUND ACCOUNT FOR QUALIFYING CAPITAL ITEMS TO TROPICANA FIELD; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,008,000 FROM THE UNAPPROPRIATED BALANCE OF THE TROPICANA FIELD CAPITAL PROJECTS FUND (3081) TO THE TROPICANA FIELD FY24 IMPROVEMENTS PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 5.01 of the Use Agreement with the Tampa Bay Rays Baseball, LTD. (formerly known as Tampa Bay Devil Rays, LTD) (“Club”) established an escrowed sinking fund called the Capital Repair, Renewal and Replacement Sinking Fund Account (“Capital Account”) to be used by the Club in making capital repairs, renewals, and replacements to Tropicana Field; and

WHEREAS, the Club has brought forward for City approval capital projects for repairs to Tropicana Field totaling approximately \$1,008,000; and

WHEREAS, City Administration has reviewed these items and finds them acceptable for reimbursement from the Capital Account per the established guidelines.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that disbursement of up to \$1,008,000 for capital items from the Capital Repair, Renewal and Replacement Sinking Fund Account, subject to receipt by the City of appropriate supporting documentation, is hereby approved.

BE IT FURTHER RESOLVED, that there is hereby approved from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081), the following supplemental appropriation for FY24:

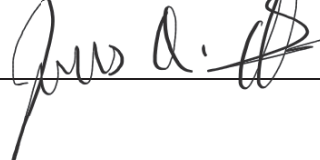
<u>Tropicana Field Capital Projects Fund (3081)</u>	
Tropicana Field FY24 Improvements Project (TBD)	\$1,008,000

This Resolution shall become effective upon adoption.

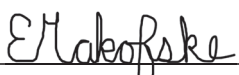
LEGAL:

  
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DEPARTMENT:

  
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BUDGET:

  
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The following page(s) contain the backup material for Agenda Item: A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal in the amount of \$1,293,321.49 submitted by Biltmore Construction Co., Inc. (“Biltmore”) on October 19, 2023 for construction phase services associated with streetscape and traffic calming improvements as part of the St Pete Innovation District Streetscape, 7th Street and 2nd/3rd Avenue S – New Medians, and Median Separator – 37th St and 38th Ave S projects; authorizing the Mayor or his designee to execute the First Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida and Biltmore dated October 18, 2023 to incorporate the GMP Proposal into the agreement and modify other necessary provisions; approving a transfer in the amount of \$160,000 from the unappropriated balance of the Bayboro Harbor Tax Increment District Fund (1106) to the Tax Increment Financing Capital Improvement Fund (3005); approving a supplemental appropriation in the amount of \$160,000 from the increase in the unappropriated balance of the Tax Increment Financing Capital Improvement Fund (3005), resulting from the above transfer, to the Innovation District Improvements Project (15612); and providing an effective date. (ECID Project Nos. 17103-212, 18014-112, 19038-112 and 19042-112; Oracle Nos. 16154, 15612, 18620, 17995, 18625, 18630, 16146 and 18619)

Please scroll down to view the backup material.